

1/20

CONSERVATION AND RECREATION ELEMENT

Lemon Grove General Plan

Conservation and Recreation Element

INTRODUCTION

Implementing the Vision

The Vision for the Future calls for sustaining our small town feeling, beauty and heritage that makes Lemon Grove unique as well as ensuring that all people have the opportunity to enjoy personal growth and participate in community life. Meeting these goals requires preserving historic places and traditions and maintaining a healthy environment. The Conservation and Recreation Element sets forth our plan to preserve our heritage, use natural resources efficiently, provide recreational opportunities, and enhance open spaces.

Purpose

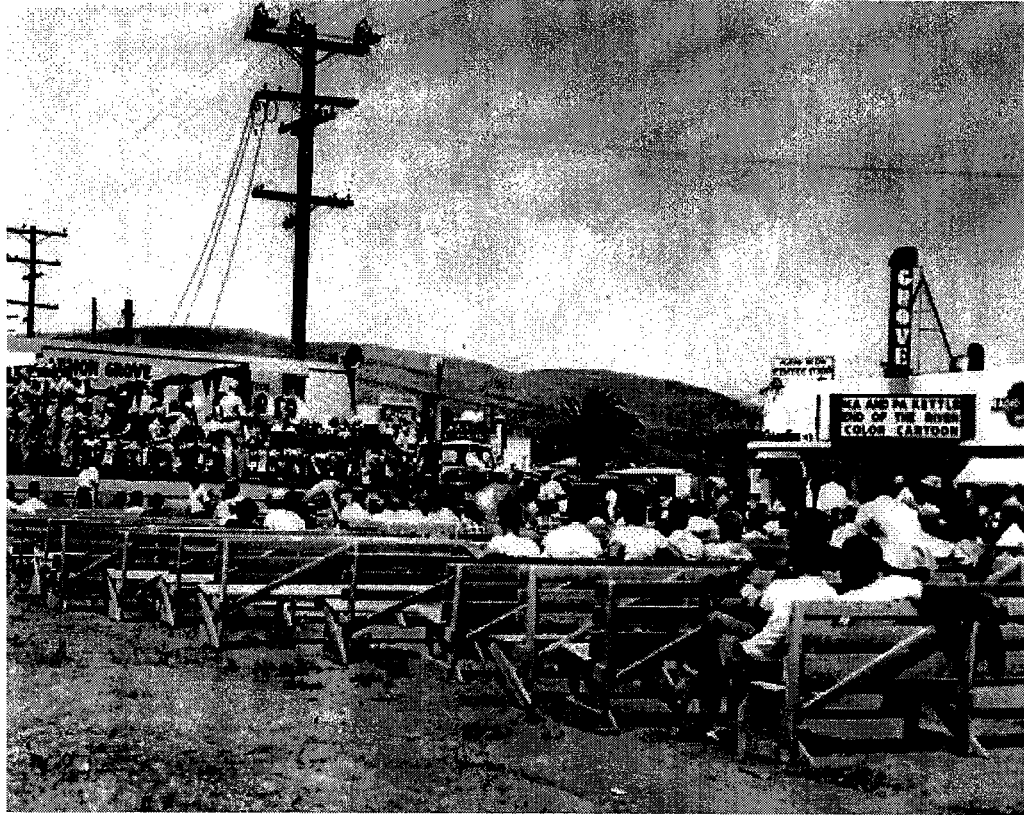
"...our plan to preserve our heritage, use natural resources efficiently, and enhance open spaces."

State planning law requires California cities to adopt specific elements in their general plans. The Lemon Grove Conservation and Recreation Element fulfills the state requirements for the conservation element and open space element, as defined in Sections 65302(d) and 65302(e) of the Government Code. According to the state requirements, the conservation element must address the identification, conservation, development and use of natural resources. The open space element must include a plan to conserve open space lands for the specific purposes of natural resource preservation, managed production of resources, outdoor recreation, and public health and safety.

The California Government Code does not require cities to adopt a recreation element. However, the Code permits a general plan to include other elements and subjects that relate to the physical development of the city, like public facilities (Section 65303). The code specifically provides for an optional recreation element showing a comprehensive system of areas and public sites for recreation including natural reservations, parks, playgrounds, community gardens and other recreational areas. Once an optional element has been adopted, it becomes a full-fledged part of the general plan, with the same legal force and effect as one of the mandatory elements.

Initial settlement in Lemon Grove began in the late 1800s and development has occurred throughout most of the city. Limited open space exists and primarily consists of park lands. Almost all of the natural habitat has been removed, no known natural resource such as mineral

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Pow Wow Days Celebration (where downtown trolley station exists today), circa 1955. Photo courtesy of Lemon Grove Historical Society.

deposits or agricultural lands are managed for economic production, and the floodplains are developed. As a result, the open space goals and plans in the Lemon Grove Conservation and Recreation Element primarily focus on open space for outdoor recreation, aesthetics and public health.

Scope

The Conservation and Recreation Element establishes the community's plan to preserve and enhance environmental quality for the enjoyment of both current residents and future generations of Lemon Grovers. The abundant community pride is linked to the celebration of the City's roots. The Conservation and Recreation Element contains plans to ensure that historic traditions endure through the new century, and parks and recreation programming are sufficient to meet residents' interests. Efficient use of natural resources comprises another integral component of the element, and includes water and energy conservation in addition to solid

INTRODUCTION

"...historic traditions, parks and recreation programming, water and energy conservation, solid waste management, clean water and air, and remaining biological habitat and fossils..."

waste management. Additional topics include clean water and air, and conserving the remaining biological habitat and fossils.

The Conservation and Recreation Element is organized into three sections: 1) Introduction; 2) Objectives and Policies; and 3) Plan. This Introduction explains the relationship between the Element and the *General Plan Vision* for the Future, state planning requirements, and related plans and programs. In the section entitled Objectives and Policies, the community's conservation and open space issues are summarized and then objectives and policies addressing the issues follow. An *objective* represents the desired end point or goal while a *policy* signifies a broad, general rule or course of action to achieve the objective. All of the goals and objectives are extensions of the Vision for the Future.

The Conservation and Recreation Plan - the final section of the element - directly builds on the objectives and policies. The plan describes the framework for implementing the objectives and policies and summarizes the steps that the community will take to realize the Vision for the Future. Specific implementation measures for the Conservation and Recreation Element are provided in the *General Plan Implementation Manual*. All of the objectives and policies in this element are directly represented by one or more implementation measures.

Related Plans and Programs

Federal Environmental Regulations

Various federal environmental regulations influence resource management and development in Lemon Grove. The Endangered Species Act and Clean Water Act regulate biological resources and focus on identifying and protecting sensitive species and habitat. The National Historic Preservation Act and other federal regulations address the protection of historic places. Any federal project within the City limits is subject to the National Environmental Protection Act (NEPA), which requires assessment of potential project impacts and measures to avoid or reduce identified impacts.

The Clean Water Act also regulates water quality. According to the Act, the discharge of pollutants to waters of the United States from any point source is unlawful, unless discharge is in compliance with a National Pollutant Discharge Elimination System (NPDES) permit. The NPDES permit is administered by the California State Water Resources Control Board. Three types of NPDES permits are required in California: General

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Construction Activity Storm Water Permit; General Industrial Storm Water Permit; and Areawide Municipal Storm Water Permit.

California Environmental Quality Act (CEQA)

The California Environmental Quality Act of 1970 requires thorough analysis of the environmental impacts of proposed development, infrastructure and planning projects. Prior to approving a project, the CEQA process requires assessing the potential environmental impacts and identifying mitigation measures to reduce the impacts to acceptable levels. In Lemon Grove, CEQA will continue to be an effective tool to analyze proposals and minimize community impacts.

State Regulation of Biological Resources

In addition to the California Environmental Quality Act, the state regulates biological resources through the California Endangered Species Act, Native Plant Protection Act and the Natural Community Conservation Planning Act. Besides establishing habitat conservation programs, these regulations protect declining plant and animal populations. Sensitive plant and animal species in Lemon Grove are subject to regulations.

Title 24 - Water Conservation and Energy Conservation

The State of California requires that new development employ specific measures to conserve both water and energy. These requirements are established in Title 24, Part 2 of the California Code of Regulations, which is commonly referred to simply as Title 24.

California Integrated Waste Management Act/Source Reduction and Recycling Element

The California Integrated Waste Management Act of 1989 changed the focus of solid waste management from landfill disposal to diversion strategies such as source reduction, recycling and composting. The Act requires that local jurisdictions such as Lemon Grove reduce the solid waste stream by 25 percent by 1995 and 50 percent by 2000. Per the Act requirements, the City adopted the *Source Reduction and Recycling Element*. Short-term goals identified in the Element have included educating the public about source reduction, expanding current recycling programs, and modifying City procedural practices. The medium-term objective consists of encouraging source reduction behavior through instructional and promotional alternatives, economic incentives and rate

INTRODUCTION

structure modifications, waste exchanges, City leadership and regulatory programs.

Regional Air Quality Strategy

Developed jointly by the San Diego Association of Governments (SANDAG) and the San Diego Air Pollution Control District (APCD), the Regional Air Quality Strategy (RAQS) establishes the regional plan to attain state and federal air quality standards by 1997. To meet this goal, the RAQS establishes the following strategies: 1) increasing the use of clean fuel motor vehicles in fleets; 2) specific control measures for stationary sources of air pollution (such as electrical power generation) and areawide sources (such as barbecue lighter fluid); and 3) transportation control measures (such as trip reduction programs and transportation system management). While the APCD is committed to implementing the RAQS, ozone levels will continue to exceed the standards for several decades due to pollutants "blowing down" from the Los Angeles basin.

Regional Growth Management Strategy

The Regional Growth Management Strategy was adopted by the San Diego Association of Governments (SANDAG) in 1993, as mandated by the voters through Proposition C, the Regional Planning and Growth Control Initiative. The Strategy takes "a quality of life" approach to growth management, and contains standards, objectives and recommended actions for nine quality of life factors, such as air quality, water, sensitive lands and open space preservation and protection, and solid waste management. Through a joint powers agreement, local jurisdictions including Lemon Grove have agreed to certify that their general plans are consistent with the Strategy.

Historic Preservation Policies

Federal laws, procedures and policies that affect the treatment of cultural resource include the Antiquities Act of 1906, National Historic Preservation Act of 1966, National Environmental Protection Act of 1969, Federal Land Policy Management Act. Sites significantly contributing to the national heritage of the country can be listed as National Register of Historic Places. According to the national register criteria, sites are evaluated by the quality of significance in American history; architecture, archaeology and culture is present in district, sites, buildings, structures and objects of state and local importance; and possession of integrity of

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location, design, setting, materials, workmanship, feeling and association, and other carefully defined criteria.

The California Environmental Quality Act also provides for the evaluation and protection of historic resources. Specific criteria in CEQA guide the evaluation of sites for historic significance in the state or country. Sometimes local jurisdictions adopt criteria for evaluating sites that significantly contribute to the local community's heritage. Policies or regulations for historic properties with local significance have not been adopted by Lemon Grove, and the City currently uses CEQA to evaluate the significance of cultural resources.

Quimby Act

The Quimby Act allows a city or county to require by ordinance the dedication of land, the payment of fees in lieu thereof, or a combination of both for park and recreational purposes as a condition to the approval for a final tract map or parcel map. In cases where such dedications or fees were not obtained for particular lots through a map, they may be imposed when building permits are issued. Among other requirements, the following conditions must be met:

- ◆ The ordinance includes specific standards for determining the proportion of a subdivision to be dedicated and the amount of any fee to be paid in lieu thereof; and
- ◆ The legislative body has adopted a General Plan containing a recreation element, and any proposed park or recreational facilities must be consistent with the principles and standards established in the element.

Conservation and Recreation Element

OBJECTIVES AND POLICIES

Historic Resources

Lemon Grove has a rich historic background which distinguishes it from some of the communities more recently developed in San Diego County. A strong sense of community heritage and spirit prevails.

Objective 1.0: *Continued appreciation of the community's history by future generations.*

Policy 1.1: Identify historic properties in the City and consider adoption of a historic preservation plan.

Policy 1.2: Strive to educate the public about the community's heritage.

Policy 1.3: Promote "oral history" through documentation of stories about the early days.

Policy 1.4: Encourage a historical museum, preferably within the planned civic center.

Fossils and Prehistoric Resources

Important subsurface fossils and prehistoric artifacts most likely exist in portions of the City. Both are important for scientific research. Fossils provide information about past animal forms and prehistoric artifacts yield data about human cultures that once occupied the region.

Objective 2.0: *Conservation of significant fossils and prehistoric artifacts for future scientific study.*

Policy 2.1: Protect significant fossils and prehistoric artifacts from development impacts.

OBJECTIVES AND POLICIES

**Natural Biological
Habitat**

Urban development and past agricultural activities have disturbed most of the original natural habitat. Very few of the native plants and animals that once inhabited the area are present. The remaining habitat is limited to less than two acres of coastal sage scrub and disturbed wetlands.

Objective 3.0: *Conservation of existing biological habitat.*

Policy 3.1: Limit impacts to the remaining biological habitat.

**Solid Waste
Management**

In general, urbanized areas generate substantial amounts of trash requiring disposal in nearby landfills. Current solid waste management strategies in California include source reduction, recycling and composting to decrease the waste stream impacting landfills. These strategies are implemented in Lemon Grove through the *Source Reduction and Recycling Element*.

Objective 4.0: *Reduced amount of solid waste requiring landfill disposal.*

Policy 4.1: Continue to implement the Source Reduction and Recycling Element and update the element as necessary.

Policy 4.2: Participate in interjurisdictional efforts to preserve available landfill capacity in San Diego County.

Efficient Water Use

Lemon Grove is located in a semi-arid area with very limited local water resources. Approximately 90 percent of the water consumed in the City is imported from northern California and the Colorado River. Conservation of water is necessary to ensure adequate supplies for future generations, and reduce the environmental impacts resulting from regional water transfers.

Objective 5.0: *Efficient use of water by residents, business owners and City government.*

Policy 5.1: Encourage residents, business owners and City departments to conserve water.

Policy 5.2: Require new development to employ efficient plumbing and landscape irrigation systems.

Policy 5.3: Anticipate potential uses for reclaimed water.

OBJECTIVES AND POLICIES

Clean Water

Lemon Grove is part of a larger watershed that contributes water to Los Chollas Creek, which ultimately flows to the Pacific Ocean. While no use in the City directly discharges polluted water into surface streams, runoff during rain events contains pollutants that contribute to degradation of the Los Chollas Creek water quality.

Objective 6.0: *Lower levels of pollutants in runoff.*

Policy 6.1: Educate residents, business owners and City departments about methods to reduce pollutants in runoff.

Policy 6.2: Comply with current federal and state water quality programs.

Energy Conservation

Petroleum products, the primary source of energy at the present, is limited in supply. Using energy efficiently will help to extend the supply. Other benefits of energy conservation efforts include reducing the need for new, expensive power generators and transmission lines, and decreasing the level of air pollutants produced by electrical generation.

Objective 7.0: *Conservation of energy through efficient use of electricity and natural gas.*

Policy 7.1: Provide information about energy conservation programs to the community.

Policy 7.2: Require that new development projects incorporate energy efficient technologies.

Clean Air

Lemon Grove is located in the San Diego Air Basin, where state and federal standards are occasionally exceeded for ozone and particulate. The most prevalent source of pollutants in the City is automobile use. The existing land use pattern contributes to adverse air quality conditions because many residents rely on automobiles to access work, shopping areas and other activity centers.

Objective 8.0: *Improved air quality by reducing the production of pollutants.*

Policy 8.1: Promote a development pattern that permits the use of

Conservation and Recreation Element
OBJECTIVES AND POLICIES

transportation modes other than driving, such as the trolley and bus use, walking and bicycling.

Policy 8.2: Establish a system of bike lanes and sidewalks that connect residential neighborhoods to activity nodes.

Policy 8.3: Maintain an efficient circulation system to avoid traffic congestion and related emissions.

Policy 8.4: Strive to minimize pollutants from new development.

Policy 8.5: Participate in regional air quality planning and help to implement regional plans in Lemon Grove.

**Recreation and Open
Space**

Local parks offer opportunities for play, exercise and respite, and represent valuable open space resources in a nearly built out community. In addition to the parks, the City operates recreational/community centers and provides a variety of recreational programs for youth and adults.

Parks

Objective 9.0: *Parks and recreational facilities that are well maintained, safe and accessible to all residents.*

Policy 9.1: Maximize the use of existing parks through proper maintenance, and construction of new facilities reflecting the interests of the community.

Policy 9.2: Consider establishing parks in neighborhoods that presently lack nearby public recreation facilities.

Policy 9.3: Through joint-use agreements with Lemon Grove School District, increase the facilities available for recreation.

Policy 9.4: Encourage proper maintenance and development of nearby regional parks.

Recreational Programs

Objective 10.0: *Diverse recreational programs offering opportunities for personal development in addition to recreation.*

Conservation and Recreation Element
OBJECTIVES AND POLICIES

Policy 10.1: Design recreational programs to reflect the interests of the children, teens, adults, seniors and ethnic groups in the community.

Policy 10.2: Explore opportunities for co-sponsoring recreational programs with local organizations, expanded use of volunteers, and the development of commercial recreational facilities.

Aesthetic Open Space

Objective 11.0: Open space that enhances community aesthetics and public well-being.

Policy 11.1: When considering approval of proposed residential projects, consider the availability of nearby open space areas for both children and adults.

Policy 11.2: Maximize the benefit of open spaces such as the trolley right-of-way, other undeveloped corridors, and plazas through enhanced landscaping and trails.

Policy 11.3: Use landscaping in public areas to increase the visual appeal of the community.

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Conservation and Recreation Element

PLAN

Overview

The Conservation and Recreation Plan outlines how the community will achieve the objectives and policies established in the preceding section. The *General Plan Implementation Manual* contains specific action programs, including implementation schedules and funding sources.

Historic Resources

Preserving historic resources and traditions is a primary community goal. The high level of local civic and political involvement exhibited today is tied to the community's collective memory of building up the small town. The historic resources plan involves passing down that small town feeling and heritage to future generations in addition to preserving significant historic sites.



Atherton Chapel and Parsonage, 1898. Photo courtesy of Lemon Grove Historical Society.

**TABLE CR-1
LEMON GROVE PROPERTIES
LISTED IN THE HISTORIC PROPERTIES DATA FILE
FOR SAN DIEGO COUNTY**

Street Address	Resource Name	National Register Status
8336 Broadway	Undetermined	Not Eligible
8344 Broadway	Undetermined	Not Eligible
8392 Broadway	Undetermined	Not Eligible
8406 Broadway	Undetermined	Not Eligible
8420 Broadway	Undetermined	Not Eligible
8426 Broadway	Undetermined	Not Eligible
7715 Church Street	Atherton Chapel	Not Eligible*
3055 Crane Street	Simpson Hunter Home	Eligible
8300 Golden Avenue	Undetermined	Not Eligible
8318 Golden Avenue	Undetermined	Not Eligible
8322 Golden Avenue	Undetermined	Not Eligible
8336 Golden Avenue	James House	Eligible
8372 Golden Avenue	Undetermined	Not Eligible
Main Street	Sonka Store	Not Eligible*
Main Street	Congregational Church of Christ	Not Eligible*
3262 Main Street	Undetermined	Not Eligible*
3268 Main Street	Undetermined	Not Eligible*
3270 Main Street	Undetermined	Not Eligible*
3700 Mason Drive	Undetermined	Not Eligible
3760 Milton Road	Undetermined	Not Eligible
3767 Milton Road	Undetermined	Not Eligible
7329 Pacific Avenue	Residence	Not Eligible*
8454 Palm Street	Undetermined	Not Eligible
8476 Palm Street	Undetermined	Not Eligible
1745 Skyline Drive	Undetermined	Not Eligible
1805 Skyline Drive	Undetermined	Not Eligible
3276 Sweetwater Way	Undetermined	Not Eligible
8540 Troy Street	H. Lee House	Eligible
8556 Troy Street	Undetermined	Not Eligible
8564 Troy Street	Undetermined	Not Eligible

*Potential for local interest was not considered in evaluation.
Source: Gallegos & Associates, 1995 (See 1995 City Resources Report)

TABLE CR-2
LEMON GROVE HISTORICAL SOCIETY
LIST OF HISTORIC PROPERTIES

Street Address	Resource Type	Comments
2349 Bonita Street	Building	Rammed-Earth House
2780 Buena Vista Avenue	Building	
7052 Central Avenue	Building	Architectural
7553 Central Avenue	Building	
7715 Church Street	Building	Atherton Chapel
3251 Kempf Street	Building	Treganza Home
3308 Main	Building	Sonka Store/Grove Pastry
2641 Massachusetts Avenue	Building	Architectural
8300 Mount Vernon Street	Building	
7546 Pacific Avenue	Building	
8357 Palm Avenue	Building	

Source: Gallegos & Associates, 1995 (See 1995 City Resources Report)

"The historic resources plan involves passing down that small town feeling and heritage to future generations in addition to pre-serving significant historic sites."

A number of historic sites have been identified in Lemon Grove. Table CR-1 summarizes the sites listed in the Directory of Properties in the Historic Property Data File for San Diego County, and Table CR-2 provides additional sites identified by the Lemon Grove Historical Society. The Historical Society's list has not been sanctioned as complete or accurate by the City. Three of the sites meet the criteria for National Register status. Within a one-mile radius of the City, the Historic Property Data File shows the presence of 14 historic resources. Given the density of recorded historic sites near the City, many additional unrecorded historic sites most likely exist in Lemon Grove.

With the assistance of the Lemon Grove Historical Society, the City plans conduct a citywide comprehensive survey of historic sites. The survey should include assessing the significance of historic sites according to the criteria established under the National Register of Historic Places and California Environmental Quality Act. Sites with local significance should be identified. Following the survey, the City should consider developing a Historic Sites List and adopt a Historic Preservation Ordinance. All property owners subject to the Historic Sites List or Historic Preservation Ordinance will be given the opportunity to participate in the planning process.

Some of the early residents of Lemon Grove still live in the community and recall colorful stories about the old days. To perpetuate the historic

"...the City... anticipates launching an oral history program to record these stories."

feeling in Lemon Grove, the City, with the help of the Lemon Grove Historical Society and other civic groups, anticipates launching an oral history program to record these stories. Signs should be placed on the properties included on the Historic Sites List to enhance historic awareness and appreciation, and a school curriculum on Lemon Grove history will be developed. The City should also work with the Lemon Grove Historical Society to establish a museum for collected relics and artifacts. The museum should be located in the planned civic center to optimize its contribution to community life.

Fossils and Prehistoric Resources

"Nearby and within Lemon Grove, significant fossils have been found..."

Nearby and within Lemon Grove, significant fossils have been found in the Mission Valley and San Diego geologic formations, and prehistoric artifacts probably from the San Dieguito/La Jolla cultural group have also been found. These resources may contain important information regarding past plant and animal life and human cultures that once inhabited the area. Both fossils and prehistoric resources are typically found underground and therefore subject to impacts from development and grading activities. Through the environmental review process for future development projects under the California Environmental Quality Act, the City will safeguard important fossils and cultural artifacts.

Natural Biological Habitat

Almost all natural biological habitat in Lemon Grove has been removed during development activities. The remaining habitat consists of very limited amounts of coastal sage scrub and wetlands (see Figure CR-1). The disturbed condition of the habitats reflects their isolated location within an urbanized area. Further impacts to the habitat areas shown in Figure CR-1 should be avoided. If a proposed development project encompasses a habitat area, the City will require appropriate mitigation to reduce the significance of the impact as required under the California Environmental Quality Act.

Solid Waste Management

Urban areas generate substantial amounts of trash requiring disposal in large landfills, and materials that can be recycled for other purposes are often instead thrown out. Recognizing the importance of integrated waste management and recycling, the City adopted and implements the *Lemon Grove Source Reduction and Recycling Element (SRRE)*. Continued recycling and source reduction will help reduce the need to construct new regional landfills, and will conserve natural resources and energy for future generations.

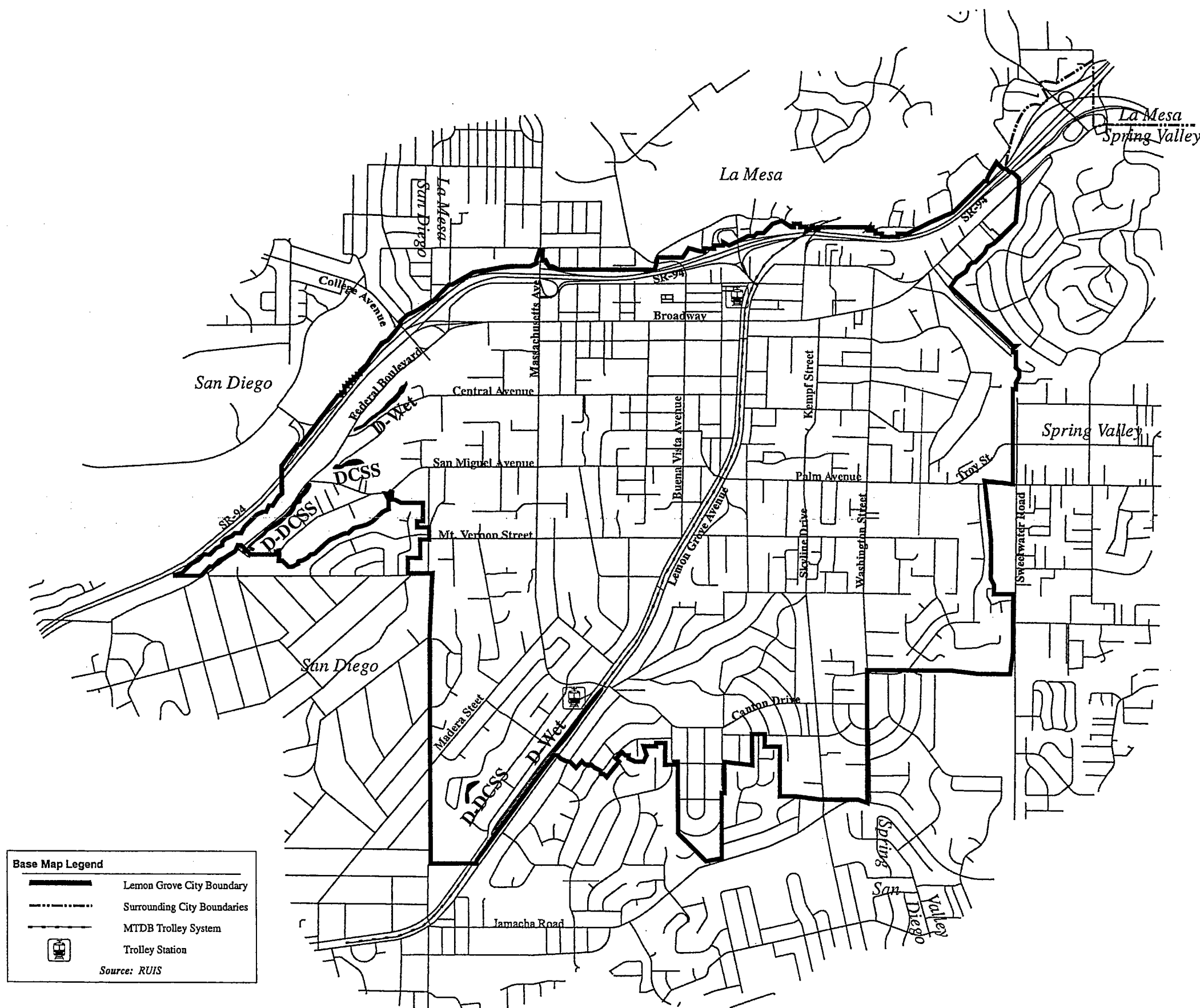


Conservation and Recreation Element

Legend

- | | |
|--------|-------------------------------------|
| D-Wet | Disturbed wetlands |
| DCSS | Diegan coastal sage scrub |
| D-DCSS | Disturbed Diegan coastal sage scrub |

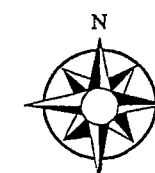
Source: Lettieri-McIntyre and Associates, 1995.



Base Map Legend

- | | |
|--|-----------------------------|
| | Lemon Grove City Boundary |
| | Surrounding City Boundaries |
| | MTDB Trolley System |
| | Trolley Station |

Source: RUIS



1 inch = 2,000 feet

Figure CR-1
Vegetation Communities

In addition to implementing the SRRE, periodic City newsletter articles can increase awareness of recycling, reuse and source reduction as well as the environmental and economic benefits of efficient solid waste management. The City will also participate in interjurisdictional programs to explore solid waste disposal solutions that minimize environmental and economic impacts.

Efficient Water Use

"Because Lemon Grove relies almost entirely on water imported from outside regions, water conservation will be promoted..."

Because Lemon Grove relies almost entirely on water imported from outside regions, water conservation will be promoted throughout the City. Each year the City will support Helix Water District's water conservation month to increase awareness about the need to efficiently use water and provide information about water conservation strategies. The City will also make water conservation literature available at City Hall. New development and substantial remodeling projects will be required incorporate drought tolerant landscaping, efficient irrigation systems and low-flow plumbing fixtures. Methods to improve water conservation efforts in City buildings, public parks and other public landscaped areas will be also studied. An ordinance requiring plumbing retrofits during the resale of property will be investigated and considered.

The City of San Diego Wastewater Department, who presently treats and disposes the City's wastewater, is presently developing facilities to reclaim wastewater for non-potable uses. The City will monitor reclaimed water programs and will work with the water providers to identify appropriate uses for reclaimed water in Lemon Grove. Potential uses may include irrigation of parks and roadway landscaping.

Clean Water

Although no factories or industries in Lemon Grove directly discharge polluted water into the environment, the community still contributes to regional water pollution problems. Pesticides, oil, grease, fertilizers, detergents and earth materials from urban areas are "washed away" in runoff. Polluted runoff flows to surface streams and water bodies, or percolates to the groundwater table.

To reduce the level of pollutants in local runoff, the City will pursue implementation of all applicable requirements of the National Pollutant Discharge Elimination System (NPDES) regulations, including the General Construction Activity Storm Water Permit and the Areawide Municipal Storm Water Permit. The City could also conduct annual campaigns to educate the community about reducing pollutants in runoff, and serve as

a local "clean water" leader by implementing strategies to reduce runoff pollutants from public areas.

Energy Conservation

"Lemon Grove will use energy efficiently..."

Lemon Grove will use energy efficiently to conserve global petroleum reserves, reduce the need for new expensive power infrastructure and improve regional air quality. Information about San Diego Gas & Electric energy conservation and retrofit programs will be provided at City Hall and periodic articles in the City newsletter will educate the community about the benefits of energy conservation. New development including public projects will incorporate energy-efficient equipment and building techniques, such as site design, structural orientation and building materials, to reduce overall power consumption to the extent possible.

Clean Air

"...the community's efforts will focus on reducing driving..."

Lemon Grove will contribute towards improving regional air quality. The major local source of pollutants is automobile use, and thus the community's efforts will focus on reducing driving and the number of automobiles on the road. For example, the land use plan in the Community Development Element designates a mix of retail, office and residential uses in the Downtown Village, which is within walking distance of the trolley station and bus stops. The Civic Center Concept Area is located within the Downtown Village and will be accessible to the community via transit, walking and bicycling. A mixed-use project across from the Massachusetts station will further increase trolley ridership. This planned land use pattern will increase accessibility to alternative means of transportation and hopefully reduce automobile use. In addition, the Mobility Element identifies bike paths and pedestrian routes to broaden mobility options other than driving to improve air quality.

Implementing the economic development strategies in the Community Development Element will result in a variety of local jobs. Local employment opportunities allow residents to work locally and avoid excessive commutes, thereby improving regional air quality. Promoting car pools and increased use of the SR-94 freeway park-and-ride facility will also contribute towards cleaner air. Another strategy to improve air quality is maintaining efficient traffic flow and avoiding congestion on local streets. The Circulation Plan in the Mobility Element shows how traffic will be directed to avoid congestion.

The City will assess new development for air quality impacts according to the requirements of the California Environmental Quality Act and the Regional Air Quality Strategy. Mitigation measures will be required to

reduce potential impacts to the extent possible and will include use of energy-efficient equipment and building design. Ensuring that all commercial and industrial operations obtain required permits from the San Diego Air Pollution Control District will also help improve air quality.

Lastly, the City will continue implementing the *Regional Air Quality Strategy* and the *Regional Growth Management Strategy*. The City will also participate in regional air quality planning programs, and will help formulate strategies that can be feasibly implemented and enforced by the local cities.

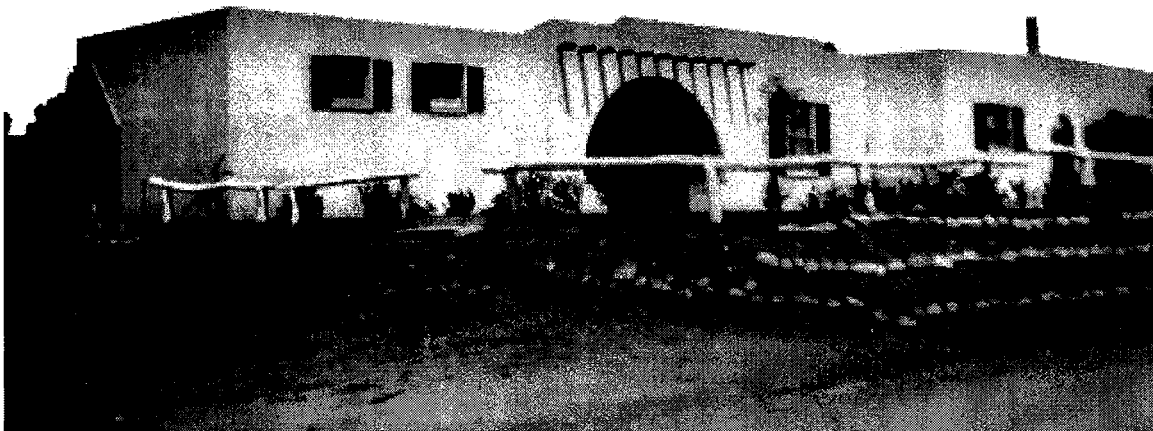
Recreation

City Parks

Open space in Lemon Grove primarily consists of parks and recreational facilities (see Figure CR-2). Given the limited availability of land for new parks, the City plans to invest in the maintenance and improvement of existing parks and selectively pursue options for new parks.

"A Parks Master Plan...to meet existing and future community needs."

A Parks Master Plan should be prepared, complete with an inventory of existing parks and recreational facilities and improvements needed to meet existing and future community needs. A park standard of 1.5 acres per 1,000 population will be used to help assess park requirements. While this standard is lower than typical city park standards, it reflects the builtout conditions in Lemon Grove and establishes a realistic goal. The Master Plan should emphasize equal geographic distribution of



Community Center on School Lane, 1950. Courtesy of Lemon Grove Historical Society.

recreational facilities throughout the City and accessibility per the Americans with Disabilities Act (ADA). New park space and/or a public plaza should be incorporated into the planned Civic Center (see the Community Development Element).

As provided by the Quimby Act, the City will require new development to dedicate land and/or pay fees in lieu of dedication for the acquisition and development of recreational facilities. This will enable the City to provide additional facilities and better serve the population. Since Lemon Grove contains no regional park, the community will participate in planning for nearby regional parks to promote facilities that meet the needs of Lemon Grove residents.

Park planning should particularly emphasize facilities for active recreational pursuits, such as basketball, baseball, roller skating and bicycling. When pursuing sites for new active recreational facilities, the City will consider noise impacts to adjacent areas.

School fields and sport facilities comprise a significant portion of the open space. When the Lemon Grove School District permits the City to use school facilities and vice versa, both students and the broader community benefit from expanded recreational opportunities. The City will work to continue joint use of municipal and school facilities to maximize community benefits and cooperatively address facility maintenance, vandalism and other concerns.

Recreational Programs

A variety of recreational programs are offered by the City, including dance classes, crafts and sport leagues for children, teens and adults. After-school programs and day camps provide fun and enjoyable activities in addition to essential supervision for local kids. Special events such as Lemon Grove Old Time Days offers fun for all while building community relations. Residents also enjoy athletic, recreational and artistic programs sponsored by local civic and cultural organizations.

"...diverse recreational programs reflecting the interests of local children, teens, adults, seniors and ethnic groups."

The City will continue providing diverse recreational programs reflecting the interests of local children, teens, adults, seniors and ethnic groups. Programs will be modified as needed to reflect the evolving ethnic composition and interests in the community. A Recreation Strategy Plan could be useful to explore alternatives for expanding recreational options, such as fund-raising techniques, co-sponsoring programs with local

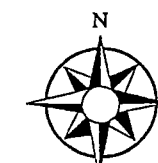


Conservation and Recreation Element

Legend

- Park
- Community Center
- Regional Park
- School

Source: City of Lemon Grove, 1995.



1 inch = 2,000 feet

Base Map Legend

- Lemon Grove City Boundary
- Surrounding City Boundaries
- MTDB Trolley System
- Trolley Station

Source: RUIS

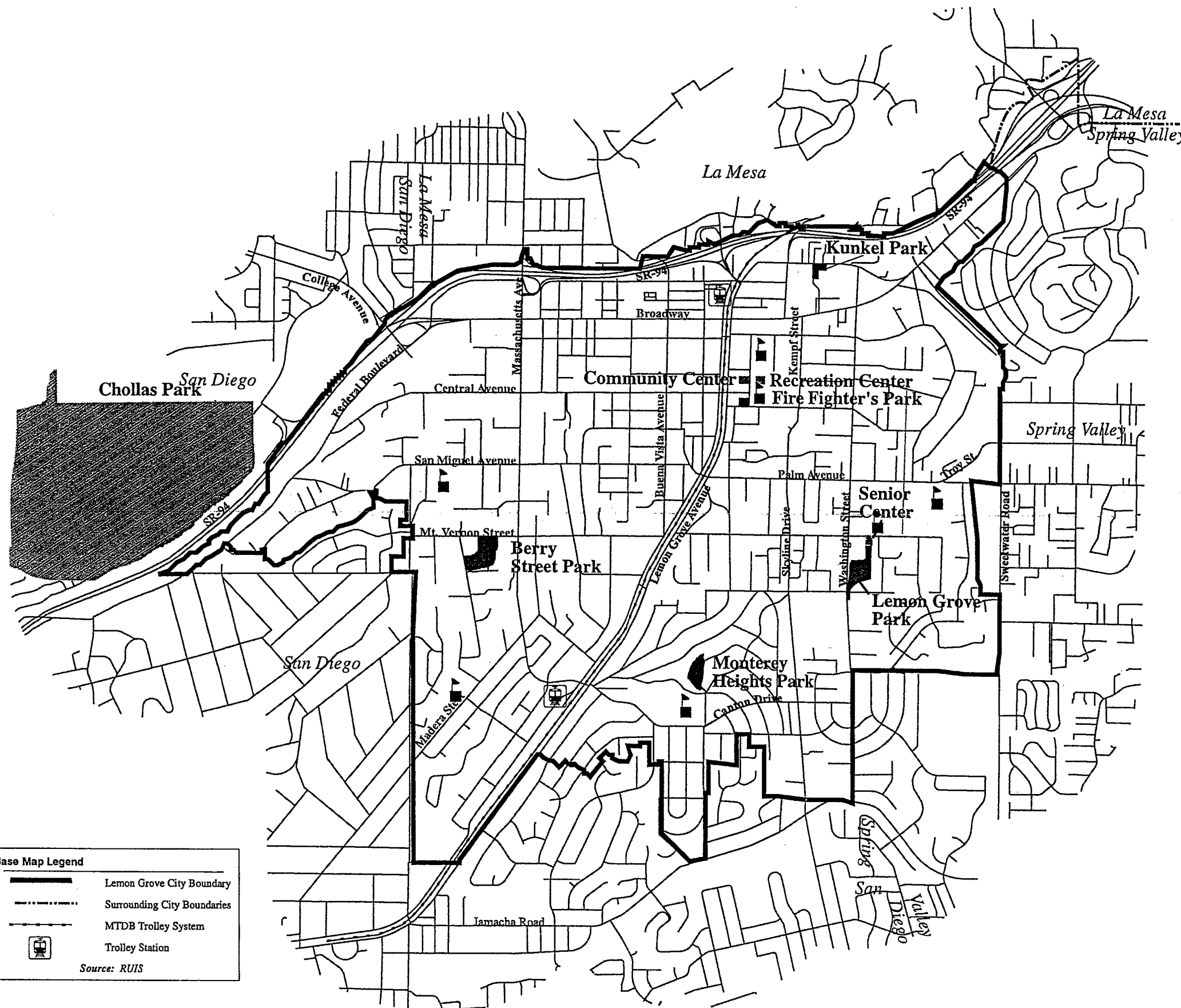


Figure CR-2
Parks and Recreation Facilities

organizations and agencies, increased use of volunteers, and identifying opportunities for commercial recreational facilities and activities.

Aesthetic Open Space

The aesthetics of a community - the feeling of beauty and identification - significantly contribute to people's satisfaction and enjoyment. In Lemon Grove, parks and other open spaces provide a sense of mental well-being in addition to gracing the community landscape. The benefits of open spaces will be enhanced through enhanced landscaping and maintenance. The City will beautify parks and roadway medians by properly maintaining landscaping, picking up trash and routinely cleaning hard surfaces. Future plans to landscape the trolley right-of-way and Lemon Grove Avenue median islands will also heighten residents' and visitors' aesthetic experiences.